

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF JANUARY 21, 2015

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, January 21, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications were considered:

DEVELOPMENT AGREEMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299.0 ac. Request approval for a Development Agreement between the City of Charleston and HPH Properties, LP.

RECOMMENDED APPROVAL

2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval for a Development Agreement between the City of Charleston, Cuthbert Family Partnership, LP, Long Savannah Partners, LP and Long Savannah Land Company, LLC.

RECOMMENDED APPROVAL

PLANNED UNIT DEVELOPMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299.0 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.

RECOMMENDED APPROVAL

2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.

RECOMMENDED APPROVAL

REZONINGS

1. **480 East Bay St (Peninsula) TMS# 4591304016** – approx. 1.03 ac. Request rezoning from 50/25 and WP Old City Height Districts to 55/30V Old City Height District. Zoned General Business (GB).

RECOMMENDED APPROVAL

2. **134 Cannon St (Peninsula) TMS# 4601104155** – 0.595 ac. Request rezoning from Limited Business (LB) to Planned Unit Development (PUD).

DEFERRED BY APPLICANT

SUBDIVISIONS

1. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).

DEFERRED BY APPLICANT

2. **Arcadian Way & Colony Dr (Arcadian Heights – West Ashley) TMS# 4181500017, 039** – 1.78 ac. 5 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

DEFERRED BY APPLICANT

ORDINANCE AMENDMENTS

1. Request approval to amend the Zoning Ordinance of the City of Charleston, **Section 54-204.2, to change the definition of a temporary portable storage unit to include the trailer portion of a tractor trailer, boxcars, and shipping containers.**

RECOMMENDED APPROVAL

2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Sec. 54-223 (a) thereof (Amusement and Recreation Services, AR Overlay Zone) a provision prohibiting sightseeing services by air and by amending Sec. 54-202 (d) and the zoning map so as to extend the AR Overlay Zone over the entire peninsula of the City.**

RECOMMENDED APPROVAL

MEMORANDUM OF UNDERSTANDING

1. Request approval of the Riverland Drive Corridor Management Plan Memorandum of Understanding.

RECOMMENDED APPROVAL

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
2. **Oak Bluff, Phase 1 (Cainhoy) TMS# 2630002003, 2690000001, 002, 027.** 12.06 ac. 33 lots. SR-1, RR-1. Preliminary subdivision plat pending approval.

3. **Tract B-2 & William E. Murray Blvd (West Ashley)** TMS# 3060000012, 933. 22.17 ac. 4 lots. GB. Final subdivision plat pending approval.
4. **Cainhoy Entrance Road, Phase 1 (Cainhoy)** TMS# 2620000008. 5.1 ac. PUD. Preliminary subdivision plat pending approval.
5. **Carolina Bay, Phase 20 (West Ashley)** TMS# 3070000009. 93.49 ac. 73 lots. SR-6. Preliminary subdivision plat pending approval.
6. **Twin Lakes, Phase 1 (Johns Island)** TMS# 3450000001. 29.35 ac. 40 lots. SR-1. Final subdivision plat pending approval.
7. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.9 ac. 50 lots. DR-9. Preliminary subdivision plat pending approval.
8. **Essex Farms, Lot 7 (West Ashley)** TMS# 3090000262. 20.65 ac. 3 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Heritage Oaks (James Island)** TMS# 3370000457. 4.0 ac. 18 lots. SR-3. Road construction plans under review.
2. **Oak Bluff, Phase 1 (Cainhoy)** TMS# 2630002003, 2690000001, 002, 027. 12.06 ac. 33 lots. SR-1, RR-1. Road construction plans under review.
3. **Cainhoy Entrance Road, Phase 1 (Cainhoy)** TMS# 2620000008. 5.1 ac. PUD. Road construction plans under review.
4. **Carolina Bay, Phase 20 (West Ashley)** TMS# 3070000009. 93.49 ac. 73 lots. SR-6. Road construction plans pending approval.
5. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans approved.
6. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.9 ac. 50 lots. DR-9. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.